

CARMEL TECHNICAL ADVISORY COMMITTEE MINUTES

Date: October 18, 2006

Place: Department of Community Services Conference Room
3rd Floor - Carmel City Hall

Time: 9:00 AM

9:00 a.m. Docket No. 06090029 DP/ADLS: Red Robin Michigan Road

The applicant seeks development plan and architecture, lighting, landscaping, and signage approval for a proposed 6,350-square foot restaurant. The site is located at 9901 Michigan Road and is zoned B2. It is within the Michigan Road/US 421 Overlay District. Filed by John Finnemore of Red Robin International, Inc.

Present for the Petitioner: John Finnemore with Red Robin, Inc.

Petitioner's Presentation: John Finnemore introduced the project. He said that the building is the prototypical Red Robin restaurant. He said that they have oriented the building to face the intersection. He said that he doesn't know the exact number of parking spaces they have on the site, but he said that it exceeds code.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent out a comment letter. He said that they would need an outlet permit. He said that one of the outlets for the site is a County regulated drain, so they would need to put a manhole in to differentiate between their drain and the private onsite drain. He said that he would need their details added to the plans for the manhole and the lid on that drain. He said that they want as-builds of the manhole. He said that the petitioners need to show the drainage easement per the recorded plat for West Carmel Marketplace. He said that there are a few trees that are shown in the easement which is not allowed. He said that master drainage for the site was already provided and the petitioners will need to work with Bob Thompson from their office to create a storm water pollution prevention plan.

Shirley Hunter, Duke Energy: She said that the project was in IP&L territory.

Scott Brewer, DOCS Urban Forester: He provided the petitioner with his business card. He said that he would like to meet with the petitioner and the person putting together their landscape plan outside of the meeting. He said that he doesn't believe that they have interpreted the Michigan Road overlay ordinance quite right. He said that he believes that they are missing a few trees. He said that he would like to work out the numbers at that time. He said that he would also have some species comments at that time. He said that the petitioners have only specified that they are going to plant one tree in each parking lot island. He said that he usually sees two trees planted and that if the petitioners would do that, it would help to boost their numbers.

Nick Redden, Carmel Engineering: He said that this was outside of their jurisdiction and he had no comments.

Gary Hoyt, Carmel Fire Department: He gave the petitioners his business card. He said that he sent a letter to Mr. Myers. He said that he had already responded to all of the issues that he had. He said that he would like to set up a meeting sometime to discuss where the fire department connection should go. He said that he would like to see the Knox Box and the Knox fire department sprinkler connection caps. He said that he would like to see if they could have an additional fire hydrant installed and he would like an answer to that question when they sit down to discuss the fire department connection location.

Karyn Ryg, DOCS Transportation Planner: She said that she sent the petitioners a comment letter. She said that the site was going to require bicycle parking. She said that the ratio required was five bicycle parking spaces per one hundred vehicular spaces with a minimum of four spaces. She said that each rack counts as two bicycle parking spaces. She said that they would like to see a five-foot sidewalk installed on the access road and a sidewalk connection to the building. She said that it could be striped or paved, but that they prefer that the connection to the building be very obvious to pedestrians.

Matt Griffin, DOCS: He clarified that there wouldn't be outdoor dining at this location. He said that the petitioners should show how visible the entry parapet feature is from the opposite side of the building.

Christine Barton-Holmes, DOCS: She gave the petitioner a copy of her comment letter. She said that she didn't have any additional comments at this time.

Angie Conn, DOCS: She said that she didn't have any comments at this time.

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9:15 a.m.

Forest Glen, Lot 3 - Printing Plus

The applicant seeks the following use variance amendment approval for an office:

Docket No. 06090012 UV ZO Chapter 6.01 Permitted Uses

The site is located at 2110 E. 96th St. and is zoned S-2/Residence.

Filed by Col. Rex A. Neal of Printing Plus.

Present for the Petitioner: The petitioner did not appear.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he had no objection to the use variance.

Shirley Hunter, Duke Energy: She said that she had no objection to the use variance. She pointed out that there was only single-phase power available, so if the petitioners should need three-phase power, they will need to fill out a request.

Scott Brewer, DOCS Urban Forester: He said that he needs a copy of a landscape plan that shows the current landscaping on the property.

Nick Redden, Carmel Engineering: He said that they just received information on the project on Friday, so they are still reviewing the project. He said that they would provide the petitioner with comments when their review is complete.

Gary Hoyt, Carmel Fire Department: He said that he sent the petitioner a letter saying that he had no comments, but that he has comments now. He clarified with Angie Conn that the petitioner intended to use only normal office equipment and that there wouldn't be any heavy machinery or chemicals used.

Karyn Ryg, DOCS Transportation Planner: She said that it is her understanding that the right-of-way and path issues are being worked out with Gary Duncan, Mike Hollibaugh, and Angie Conn.

Matt Griffin, DOCS: He said that he had no comments.

Christine Barton-Holmes, DOCS: She said that she had no comments.

Angie Conn, DOCS: She said that her comments were that the petitioner still needed to work out the landscaping issues, road right-of-way, and parking issues. She said they also needed to work out if they would commit to no signage and they would need to check with the covenants and restrictions for the subdivision to see if the use was even allowed.

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9:30 a.m.

Docket No. 06090037 PP: Lakeland Subdivision.

The applicant seeks primary plat approval for a ten-acre site, to be divided into five parcels with one public cul-de-sac access point.

The site is located 12650 Clay Center Road and is zoned S1.

Filed by Michael DeBoy of DeBoy Land Development Services for Browning Investments.

Present for the Petitioner: Mike DeBoy with DeBoy Land Development Services.

Petitioner's Presentation: Mike DeBoy said that the project was a proposed five-lot subdivision that would have access off of Clay Center Road. He said that one issue that has come up is that there is a watershed that goes through the property to the unnamed tributary that is more than one square mile. He said that the property is in a statutory flood way as far as Indiana DNR is concerned. He said that he had already spoken with Mr. Bowman downtown about the issue. Mr. DeBoy said that he had already given the petitioner preliminary budget numbers on building a bridge. He said that the petitioner has said that they don't care and that they will continue to move forward with the project. He said that, since it affects almost every aspect of the design, he has to care. He said that they would be directing their design to address that issue before anything else before they came back. He said that there is already a commitment to build a home on one of the lots, but that the others would be developed and sold.

Greg Hoyes, Hamilton County Surveyor's Office: He said that the petitioner had not received a comment letter at this time because they had discussed the

project before. He said that it was a drainage area of 736 acres over a square mile. He said that County and City ordinance would require a flood plain study. He said that the petitioner would have to go through DNR because anything over one square mile was required to go through DNR. He said that he did not see any detention provided. He said that there was obviously no fill in the flood way and the County's information says no fill in the flood plain. He said that would greatly affect one of the lots.

Mike DeBoy said that had been conveyed to the petitioner as they were going to be making their decision. He said that the preliminary numbers that have been given to the petitioner with regards to building a bridge are anywhere from \$200,000 to \$600,000. He said that he wasn't sure that the petitioner could economically sell five lots and get their money back on that kind of investment into the infrastructure even in this neighborhood.

Shirley Hunter, Duke Energy: She said that if the project should become an approved project, she would need a service request form and she also noted that she did not receive a copy of the plans.

Mike DeBoy noted that Scott Brewer may not have any comments at this time. He said that he understood that might be the case, but that the Flood way issue will dictate everything else, including the tree inventory.

Scott Brewer, DOCS Urban Forester: He said that he had not received any information except for a site plan and that he couldn't make technical comments off of it. He said that the project would probably be required to go through TAC again if it was redesigned.

Mike DeBoy said that he fully expected that it would have to. He said that the project is not dead yet.

Nick Redden, Carmel Engineering: He said that the Department was still reviewing the project, but that they would get comments to the petitioner as soon as they could.

Gary Hoyt, Carmel Fire Department: He said that he sent the petitioners a letter. He asked Mike DeBoy if the petitioner was intending to gate the community.

Mike DeBoy responded that, to his knowledge, they were not, but that the petitioner is notorious for changing their minds at the last minute.

Gary Hoyt, Carmel Fire Department: He said that the entry way didn't really look conducive to be gated. He said that his understanding was that the person developing the property was doing so for his family to use. He said that he wasn't sure then, if the petitioners intended to gate it in for privacy or not, so he thought that he would ask. He said that he might have more comments when the petition comes back. He said on the turning radius, they could wait until they knew if it was coming back, but that he would get a copy of the turning radius specs for the petitioner.

Karyn Ryg, DOCS Transportation Planner: She said that she had sent the petitioners a comment letter last week. She said that if the project moves forward, the petitioner will be required to build a ten foot multi-use path along Clay Center Road with ADA compliant ramps at all of the crossings.

Matt Griffin, DOCS: He said that the petitioners would need to apply for a waiver for the length of the cul-de-sac and for the front lot facing internally. He said that the petitioners might be required to allot some additional right-of-way on the North side of their cul-de-sac. He said that if the water shed issue is resolved and the project is still feasible, then it will be coming back to TAC because the plan will probably be drastically changed.

Mike DeBoy said that the process with DNR would probably take at least four months, but, hopefully, not longer than six months.

Matt Griffin, DOCS: He asked the petitioner to send us something in writing notifying our office that it is the petitioner's intention to table the item for four months to resolve the outstanding issues.

Christine Barton-Holmes, DOCS: She gave the petitioner a review letter. She said that if the configuration were to stay the same, the petitioners would need a waiver for lot width on the proposed lots four and five. She said that since the Flood way is such a major issue, the Department would like to see it delineated on the plats as well.

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9:45 a.m.

Docket No. 06090039 ADLS: Weston Pointe Professional Center.

The applicant seeks architecture, design, landscaping, lighting, and signage approval to build one, two-story, 12,280-square foot office building on 2.24 acres.

The site is located at Michigan Road and Weston Pointe Drive, and is zoned B2. It is located within the US 421/Michigan Road Overlay.

Filed by Darci Pellom of Civil Designs, LLP for Williams Realty.

Present for the Petitioner: Darci Pellom with Civil Designs, LLP.

Petitioner's Presentation: Darci Pellom introduced the project. She said that the footprint of the building changed, so the landscaping was changing as a result of the changes.

Matt Griffin, DOCS: He announced that TAC distribution was not made and that the petitioner was in a situation of proceed at your own risk because the items that were supposed to be reviewed at this point could not be reviewed completely. He said that the petitioner's was maintaining that nothing had changed on the site and utilities and that the only thing that was changing was the building and the landscaping.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he didn't see any issues coming up, but he said that he would like to look at the plans to be sure.

Shirley Hunter, Duke Energy: She said that they would require a service request. She said that their infrastructure is in place, but they were going to have coordinate the meter location and building. She said that the transformers in place for multi-tenant.

Scott Brewer, DOCS Urban Forester: He said that he had not received the plans until now, so he was going to have to look them over. He said that he didn't see much of a problem. He said that he received the email and the modifications for the South side of the building. He said that he didn't see any real problem with those but that he would look over the plans submitted today and get back with the petitioner.

Nick Redden, Carmel Engineering: He said that the project was outside of their jurisdiction, so they had no comments at this time.

Gary Hoyt, Carmel Fire Department: He said that he did not receive any plans for this project. He clarified that the building would be sprinkled. He said that the Fire Department was going to need to have a meeting with the petitioners to discuss the Fire Department location. He said that he was going to need a plan that showed the water mains and existing and proposed fire hydrants. He clarified that there were going to be a partial basement in the building. He said that because of the occupancy load a fire alarm system would probably be required. He said that if the petitioners did put one in, the Carmel Fire Department would need a remote enunciator panel at the front entrance. He said that he would like to request a Knox Box on the building. He said that if the building were sprinkled, the Fire Department would request the Fire Department Connection Caps.

Karyn Ryg, DOCS Transportation Planner: She said that the City was going to require bicycle parking for this development. She said that it would be based upon the number of vehicular spaces designated for the building. She said that the ratio is five bicycle parking spaces for every one hundred vehicular spaces. She said that the minimum is four spaces. She said that each rack has two spaces on it. She noted that the specifications and the locations are laid out in the ordinance for the petitioner. She asked the petitioners to get her a set of plans also, so she could verify the paths and sidewalks.

Matt Griffin, DOCS: He said that he didn't have any additional comments at this time.

Christine Barton-Holmes, DOCS: She gave the petitioners a copy of their letter and said that the Department would like some information about the screening of the trash receptacles and HVAC equipment.

The petitioner pointed out the signage information that was included as well.

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10:00 a.m. Docket No. 06090041 PP: Towne Oak Estates.

The applicant seeks primary plat approval for an 18.75-acre site, to be divided into 16 parcels with one public cul-de-sac access point.

The site is located south of 131st Street on Towne Road and is zoned S1.

Filed by Matthew Skelton of Baker and Daniels, LLP for 56 Towne, LLC.

Present for the Petitioner: Matt Skelton with Baker and Daniels and Michael Krosschell and Eric Batt with Schneider.

Petitioner's Presentation: Matt Skelton introduced the project. He said that the lots were custom home lots. He said that Cox Hall Gardens is to the South of the site. He noted that they had already filed two subdivision waivers—one for cul-de-sac length and one for points of access. He noted that they were waiting for a letter from Carmel Engineering, Scott Brewer, and County Highway.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent the petitioners a letter. He said that this will be a regulated drain subdivision. He said that it would have to comply with the new Hamilton County stormwater management technical standards as well as the City of Carmel's standards. He said that there are some property line boundary differences between what the County shows and the petitioners have identified particularly on the North side of the property. He suggested that the petitioners look into that. He said that it may be the County's error, but they should check it out. He said that the County ordinance doesn't allow direct discharge onto the ground. He said that the most likely outlet spot for this would be a structure in the Village of West Clay that isn't too far away. He told the petitioners that they should confirm that the project is okay with Panhandle Eastern. He said that they might have some concern about the metal property line markers being above their pipeline. He said that it looked like there were two outlet points on the site. He said that they would prefer it be brought down to one. He said that he had some issues with how the dry detention was going to stage because the petitioners were not going to be able to get very much vertical storage without backing out the pipes. He said that he was wondering how they were going to get positive outflow from the SSDs under the curbs. He said laterals for the sump pumps was an issue. He said that some of the run off on lots 1-9 (probably sheet flow) runs over into the Village of West Clay. He said driveway culverts, no curbs, and we do roadside swales. He said that they would like to see the driveway culverts engineered and preferably put in by the developer, so the individual homebuilders don't mess them up. He said that the drainage easements would have to be fifteen per half. He said that was pretty much it.

Mark Wood, Panhandle Eastern: He said that they didn't have a problem with the property lines as they lay right now. He said that the metal pin monument markers are fine with them.

Shirley Hunter, Duke Energy: She said that this was in IP & L territory.

Scott Brewer, DOCS Urban Forester: He clarified that the petitioners would not be going for a ROSO subdivision. He said that the North perimeter bufferyard shows 30 feet woodlands preservation area. He said that about five foot of that is landscape easement and the rest is Drainage and Utility easement. He said he

didn't think that the Hamilton County Surveyor's office was going to allow tree preservation in those areas. He said that they would have to have plantings or some sort of agreement made about the buffer, but it would have to be more than five feet. He said that he would clarify the required bufferyard for that North side. He said that the typical 30 foot street section on page 801 of the plans doesn't show the street trees. He said that he sees swails and he said that he didn't think that the Hamilton County Surveyor's Office would allow the petitioners to plant trees in the swails. He said that something would have to be worked out there. He said that with the drawings of the swail he didn't know that street trees would work. He said that there were also two street trees at the end of the cul-de-sac that were in the pipeline right of way and he didn't think that they would allow that, but he said that they could plan two-to three trees in the center of the cul-de-sac island. He said that the petitioners should realign the easements next to the pipeline easement to create an area for tree planting. He said that a quantity needs to be listed on the plant schedule. He said that on the tree planting detail there might be a better way to identify which trees the contractor will reject if the root flare isn't visible. He said that he would send the petitioners a simpler way to do that with his comment letter.

Matt Griffin, DOCS: He clarified that street trees can sometimes find a home on the other side of the sidewalk.

Nick Redden, Carmel Engineering: He said that they are still reviewing the project and that he would get the petitioners comments as soon as he could.

Gary Hoyt, Carmel Fire Department: He said that he sent a letter. He gave the petitioners an AutoCAD drawing of their ladder truck. He clarified that this wouldn't be a gated community and that it wouldn't have any sort of amenity. He said that the Fire Department would like the little blue fire hydrant markers in the middle of the streets. He asked if those markers could be shown on the plans.

Karyn Ryg, DOCS Transportation Planner: She said that she sent the petitioner a letter. She said that the Alternative Transportation Plan requires a ten-foot asphalt path on Towne Rd. She said that would need to be reflected on the plans. She said that the City would require five-foot internal sidewalks on the internal streets. She said that they would need ADA accessible ramps at all crossings. She said that the petitioners should contact Al Patterson to see if he would like a connection made to the park to the South. She said what they are seeing is that where formal connections are not made, informal connections are made. She said that it might be in everyone's best interest to coordinate a formal connection of some sort. She said to let her know of any resolution with Al Patterson of the Hamilton County Parks Department.

Matt Griffin, DOCS: He clarified that the petitioners would be keeping the existing home on Lot 16. He said that the access to the site would have change. He said that the home on Lot one would need to face Towne Road or they would need a Subdivision Waiver. He clarified that the dry detention area couldn't be planted or built on. He said that the petitioners need to make sure that every lot on the plat shows fifty feet of lot frontage along the right-of-ways. He said that if it doesn't they will need a waiver.

Mark Wood, Panhandle Eastern: He clarified that an asphalt path would be acceptable as long as it crossed the pipeline at a near ninety-degree angle.

Christine Barton-Holmes, DOCS: She gave the petitioner a copy of their review letter and said that she had no additional comments at this time.

Mark Wood, Panhandle Eastern: He said that his big concern is the cul-de-sac itself. He said that the easement that surrounds the cul-de-sac touches their easement. He said that it needs to be moved off of their easement. He said that the berms for the dry detention areas are supposed to be six feet tall. He said that they don't allow six-foot mounds on top of their pipeline. He said that they could allow a two-foot mound or something like that. He said that the petitioners should set up a meeting with them to discuss right-of way stuff.

Discussion ensued regarding the treatment of the pipeline easement.

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10:15 a.m.

Docket No. 06090042 PP: Cherry Tree Grove.

The applicant seeks primary plat approval for a 20.44-acre site, to be divided into 34 parcels.

The site is located on Cherry Tree Road, south of 146th Street, and is currently zoned S1, with S2 zoning pending Council approval.

Filed by Matthew Skelton of Baker and Daniels, LLP for RDJ Land Development, LLC.

Present for the Petitioner: Matt Skelton with Baker and Daniels representing the petitioner, Chris White with RDJ Land Development and Brian Robinson with Stoeppelwerth and Associates.

Petitioner's Presentation: **Chris White** said that they were proposing a 34-lot subdivision on the East side of Cherry Tree Road, just South of 146th Street. He said that the entrance would be along the North area and he said the development would have a conservation lot called "lot 34" that fronts on Cherry Tree Road. He said that there would be one home located on that lot and that they would commit to saving the trees along Cherry Tree Grove. He said that there would be a stub to the East to the future development going through zoning currently. He said that drainage and sanitary would be coming from the South. He said that water would be run from a little farther South on Cherry Tree Road. He said that RDJ Custom Homes would be built on the lots.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent the petitioners a letter. He said that it should look a lot like his last letter.

Shirley Hunter, Duke Energy: She said that she doesn't really have any comments at this Primary Plat stage.

Scott Brewer, DOCS Urban Forester: He said that he doesn't have a letter out on this project yet, but that it would pretty much match his previous comment letter.

Nick Redden, Carmel Engineering: He said that Engineering had sent the petitioners a comment letter.

Chris White said that they had a meeting in response to that letter.

Nick Redden, Carmel Engineering: He said that one of the issues was the radius and that the petitioners were going to be seeking a subdivision waiver for that.

Matt Skelton said that the subdivision waiver application was submitted yesterday.

Nick Redden, Carmel Engineering: He asked if that issue could be resolved prior to the construction plan submittal.

Matt Skelton said that would be part of the primary plat approval, so it would be taken care of before the secondary plat stage.

Discussion ensued regarding the meeting with Engineering and the subdivision waiver request.

Gary Hoyt, Carmel Fire Department: He said that he wanted to make sure that the fire hydrant markers get installed.

Brian Robinson said that would be part of the secondary plat.

Gary Hoyt, Carmel Fire Department: He clarified that there wouldn't be any other amenities other than what was noted on the plans.

Karyn Ryg, DOCS Transportation Planner: She said that she didn't have any comments at this time.

Matt Griffin, DOCS: He said that he didn't have any comments at this time.

Christine Barton-Holmes, DOCS: She gave the petitioners the original copy of her comment letter and said that she didn't have any additional comments at this time.

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10:30 a.m.

Docket No. 06090044 PP: 122 Penn Development.

The applicant seeks primary plat approval for a 27.42-acre site, to be divided into 2 parcels. The site is located at the northeast corner of 122nd St. and Pennsylvania St., and is currently zoned R1 and M3, with B3 zoning pending Council approval. Filed by Bryan Moll of American Consulting, Inc for 122 Penn Development.

Present for the Petitioner: Craig Forgey and Bryan Moll with American Consulting.

Petitioner's Presentation: Craig Forgey introduced the project. He said that the building on the Southwest corner would be built first. He said that they had been through ADLS with one of the buildings already.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he had been working with the petitioner. He said that he did not have any comments on the primary plat, but that the petitioner's should coordinate the easements with him in the secondary plat phase.

Shirley Hunter, Duke Energy: She said that she did not have any comments on the primary plat. She said that all future mailings should come to her. She gave the petitioners her contact information. She gave the petitioners a new service request form and load information. She told the petitioners that they should forward AutoCAD drawings on to her.

Scott Brewer, DOCS Urban Forester: He said that he doesn't have any questions on the Primary plat. He said that he knows that there are a number of drainage issues on site. He said that he would like to tell the petitioners about a product out called Advanced Paving Systems (APS). He said that it looks like an incredible product for managing stormwater. He said that it is an impervious pavement. He said that it might help the petitioners and that they might consider replacing the asphalt in their project with this material.

Craig Forgey said that Tim Seitz was doing the landscape plan and that Tim was in the process of revising it. He said that Tim would probably have a copy of the revised plan to Scott pretty soon.

Nick Redden, Carmel Engineering: He said that they were still reviewing the project and that they would get the petitioners comments when the review was complete.

Gary Hoyt, Carmel Fire Department: He said that he sent a letter to Mike Jett. He said that he was assuming that the project would come back. He said that he would like to have a meeting with the petitioners before the construction plans are finalized to discuss the fire department location on the building and the issues with the Knox Box. He clarified that the building wouldn't have a basement. He said that if the buildings had a fire alarm system, then the fire department would like to see on the plans that there is a remote enunciator panel located at the main entrance. He said that he would also like a drawing emailed to him to review in advance of the meeting.

Karyn Ryg, DOCS Transportation Planner: She said that she sent the petitioners a letter. She said that the petitioner still needs to show on the plans a ten-foot asphalt path on both Pennsylvania Street and 122nd streets. She said they also need to show five-foot internal sidewalks along the internal streets.

Craig Forgey said that there is a newer sidewalk along 122nd Street that was just installed by the City in the last few years.

Karyn Ryg, DOCS Transportation Planner: She said that was the case in a few other areas as well. She said that it was probably installed sometime before

the City went to the asphalt paths. She said that the City would like to have the ten-foot path installed by the petitioners. She said that if they wanted to discuss it more, they could meet outside of the TAC meeting to discuss it with Gary Duncan. She said that they are asking all petitioners to conform to the Alternative Transportation Plan, but that they would be able to come to an agreement some way.

Matt Griffin, DOCS: He said that he had been coordinating with the architect of the project, Fred Simmons. He said that the last discussion they had was regarding the petitioners putting in more connectivity with the plazas next to the ponds and the buildings. He said that Staff needs to see some sort of coordinated plan to direct pedestrians between the buildings and the plazas. He said that if that didn't happen, the plazas would not be used.

Christine Barton-Holmes, DOCS: She gave the petitioners a copy of their comment letter and said that she didn't have any additional comments.

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10:45 a.m. Docket No. 06100001 DP Amend/ADLS Amend: Block E, West Carmel Center.

The applicant seeks Development Plan Amendment and ADLS Amendment approval for the construction of four, one-story buildings on a 3.04-acre parcel within Block E of Phase II of the West Carmel Center Office Park.

The site is located at the intersection of 106th Street and Michigan Road, within the Michigan Road/US 421 Overlay, and is zoned B5.

Filed by Brett Baumgarten of Coastal Partners.

Present for the Petitioner: Tony Halsey and Allen Fetahaljic with American Consulting and Paul Myers with JRA.

Petitioner's Presentation: Tony Halsey introduced the project. He said that this was the second phase of a project that went through Carmel in early 2005. He said that the buildings would be about 8,000 square feet each. He said that water comes from the East side of Commerce Drive and that there is an existing sanitary sewer at the North corner of the property that they would be extending a Main through middle of this phase and then tapping in. He said that they would be applying for two variances also. He said that they would be requesting a variance from the bufferyard requirements and the architectural bumpout size.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent a comment letter to Mike Jett. He said that he would need an outlet permit for this. He said that the easement around the ponds was worked out in the first phase and that he would like to see a plat. He said that there was a structure that was having a casting change that's part of the regulated drain that they would need to see. He said that there is a fence that has been put up that is on the petitioner's property that is in their easement with no permit. He clarified that the wetlands had been mitigated.

Discussion ensued regarding the fence removal process.

Shirley Hunter, Duke Energy: She said that this property is IP&L territory.

Scott Brewer, DOCS Urban Forester: He said that they went through a whole round of revisions with the original submission. He said that he wanted contact information on who was doing the landscape plan because he had some species issues and he also told the petitioners to copy him on the information submission with regards to the bufferyard variance.

Discussion ensued regarding the necessity for the bufferyard variance and other possible options.

Nick Redden, Carmel Engineering: He said that this was outside of their jurisdiction, so he had no comments.

Gary Hoyt, Carmel Fire Department: He said that he sent the petitioners a letter. He said that he was assuming that the buildings were mirror of what was already built. He said that he was assuming that none of the proposed buildings were going to be sprinkled. He said that the Fire Department would require Knox Boxes on each building. He clarified that the buildings were all single story with no basements or fire alarms.

Karyn Ryg, DOCS Transportation Planner: She said that she did not have a letter out yet. She said that the development would require bicycle parking spaces and that the ordinance calls for five bicycle parking spaces per every one hundred vehicular spaces. She said that could be broken out over the buildings. She said that the ordinance has all of the specifications in there. She said that on Commerce Drive the petitioners were showing an eight-foot asphalt path. She asked if that was what was already there and the petitioners were simply matching the existing path.

Tony Halsey said that they were just matching.

Karyn Ryg, DOCS Transportation Planner: She said that was fine then.

Discussion ensued regarding the bicycle parking specifications.

Matt Griffin, DOCS: He said that he would caution the petitioners to address the issues with the neighbors before they appear before the Plan Commission.

Christine Barton-Holmes, DOCS: She gave the petitioners a copy of their review letter. She said that the path to the picnic shelter should be redesigned to give a shorter more direct path to perpetuate more use.

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11:00 a.m.

Docket No. 06100004 TAC: Village of West Clay Brockway Public House

The applicant seeks to construct a new, 2,700-square foot restaurant and public house, with outdoor seating facilities.

The site is located on Horseferry Road within the Village of West Clay, and is zoned PUD.

Filed by Brandon Burke of Schneider Engineering for Brenwick.

Present for the Petitioner: Brandon Burke with Schneider, and Kevin Krulik with Brenwick.

Petitioner's Presentation: Brandon Burke introduced the project. He said that the Brockway Public House is approximately 2700 square feet for a tavern/restaurant use. He said that it is located in the Village of West Clay Section 3001 A Block E. He said that it is on the South side of Horseferry Road.

Kevin Krulik said that all of the infrastructure needed to support the building is either in place or will be built simultaneously with the building. He said that the owners are opening an Irish Pub and they are aggressively trying to be open for St. Patrick's Day in 2007.

Greg Hoyes, Hamilton County Surveyor's Office: He said that they would need a non-enforcement for the trees and sidewalk in the easement. He clarified that the trees were already existing and that they would remain in the little sidewalk islands. He said that was all they would need then.

Shirley Hunter, Duke Energy: She asked the petitioners for a service request and gave them her new business card. She said that they would need to coordinate where the transformer was going to go. She said that she needed a copy of the AutoCAD drawing also.

Scott Brewer, DOCS Urban Forester: He clarified that there wouldn't be anything but street trees on the site.

Brandon Burke said that the owners would have the option of planting the tree box with an approved species. He gave Scott Brewer some examples of landscape plans from the Founder's Building also.

Nick Redden, Carmel Engineering: He said that the Engineering Department is still reviewing the project and that he would give the petitioners their comments as soon as he could.

Gary Hoyt, Carmel Fire Department: He said that he sent Brandon Burke a letter. He clarified that the petitioner would respond in writing to his letter, as the questions needed to be answered by the architect. He clarified that the building would be a two-story building with one story of usable space and no basement. He clarified that the structure would house a single use. He asked the petitioners to get him a plan that showed the nearest fire hydrants and water lines.

Karyn Ryg, DOCS Transportation Planner: She said that she didn't have any comments on this project.

Matt Griffin, DOCS: He said that the petitioners should give the Department elevations as soon as they are available.

Christine Barton-Holmes, DOCS: She said that she didn't have any additional comments at this time.

...END...

11:15 a.m.

Docket No. 06100005 ADLS: Kohl's of West Carmel Marketplace

The applicant seeks architecture, design, landscaping, lighting, and signage approval to build one, one-story, 99,148-square foot department store on 8.2 acres. The site is located at Michigan Road and 99th Street, and is zoned B2 and B3. It is located within the US 421/Michigan Road Overlay.

Filed by Mike Klingl, RLA, of Atwell-Hicks, LLC for Duke Construction.

Present for the Petitioner: Randy Burke with Duke, Mike Klingl and Brandon Pierce with Atwell-Hicks, and Annemarie Varga with Bingham McHale.

Petitioner's Presentation: The petitioner introduced the project. He said that he had received some comments and that he has addressed the comments that he has received. He said that he was curious about the necessity of a waiver for not having plantings on three sides of the building.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he basically had no comments because his office reviewed the site when it came through as West Carmel Marketplace, Block G.

Shirley Hunter, Duke Energy: She said that the project was in IP&L territory.

Scott Brewer, DOCS Urban Forester: He said that he had already given the petitioner his comments.

The petitioner said that he had removed the crabs and the lindens and that they would submit revised drawings.

Scott Brewer, DOCS Urban Forester: He said that he would suggest that the petitioners show that they have installed all of the required square footage if they had to pursue some sort of waiver.

Nick Redden, Carmel Engineering: He said that this was outside of their jurisdiction.

Gary Hoyt, Carmel Fire Department: He said that he sent a letter to Mike Klingl. He said that the Fire Department was requesting a Knox box for the building. He confirmed that the building was going to be sprinkled. He said that the Fire Department would also request the Knox FDC caps. He said that he would like the petitioners to set up a meeting to discuss where they are going to put the Fire Department connection. He said they might want to look at putting the Siamese connection somewhere close to the Fire Hydrant. He said that they were requesting an outside door to the riser room for easy access to the sprinkler system. He said that he is requesting a fire alarm panel and the front entry. He clarified that the building would consist of approximately 90,000 square feet. He said that he would like an additional Knox box on the riser room door so the Fire Department could have two entry ports. He gave the petitioner his business card.

Karyn Ryg, DOCS Transportation Planner: She said that she still needed to send the petitioner a comment letter. She said that they were going to require

bicycle parking as a part of this project. She noted that the requirement is five bicycle parking spaces per every one hundred vehicular parking spaces. She noted that it was all written in the ordinance. She said that she would look at Walnut Creek to see if the Department would be requiring a five-foot path. She said that she would like to see some sidewalk connections from the path along 99th street to the building.

Matt Griffin, DOCS: He said that he didn't have any additional comments. He said that he would like a copy of the revised site plan when it was complete.

Christine Barton-Holmes, DOCS: She said that she had given the petitioner a copy of her comment letter. She said that she didn't have any additional comments at this time.

...END...

11:30 a.m. Docket No. 06100006 TAC: Carmel Science and Tech Park - Block 11 Construction Plans

The applicant seeks to construct site infrastructure.

The site is located at the SE corner of 122nd Street and Carmel Drive and is zoned M3.

Filed by Robert Doster of Schneider Engineering for REI Real Estate.

Present for the Petitioner: Ashton Fritz with the Schneider Corp. and Jeremy Stephenson with REI Real Estate Services.

Petitioner's Presentation: Jeremy Stephenson said that the petitioners were seeking to subdivide Block 11 into four different parcels with a cul-de-sac drive coming in off of Carmel Drive. He said that the plans were submitted and approved previously with a different road design a few years ago. He said that they would be seeking a cut from the Board of Public Works for Carmel Drive and 122nd Street.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent a comment letter to Bob Doster. He said that the petitioner would need some permits. He said that he noticed that there may be some conflicts with the water line and the subsurface drains crossing their 42-inch pipe there, so he said that the petitioners need to look at that. He said that they would like to see a copy of the landscape plans.

Shirley Hunter, Duke Energy: She said that she would need the petitioners to forward her a copy of the AutoCAD file and site plans. She gave the petitioners a copy of her business card and said that they would deal with each building individually. She said that she didn't know exactly how they would serve the site, but she knew the lines were buried. She said that she knew that they had power on the West end of the site and that there were lines up further on Carmel Drive. She said that they may need to request a sidewalk easement to run the lines, but they would deal with that later.

Scott Brewer, DOCS Urban Forester: He said that he had not received copies of the plans and he said that he would also like to see copies of the landscape

plans. He said that he didn't know if the petitioners had one yet, but that he would make comments when he received the complete set of plans and landscape plans.

Nick Redden, Carmel Engineering: He said that they were still reviewing the project and that they would provide the petitioner with comments as soon as they could.

Gary Hoyt, Carmel Fire Department: He said that he needed a set of plans to review. He gave the petitioners his business card.

Karyn Ryg, DOCS Transportation Planner: She said that her only comment was that the Alternative Transportation Plan requires a ten-foot asphalt path to be installed along Carmel drive. She said that she sent the petitioners

Matt Griffin, DOCS: He asked for clarification on the road design and the significant bend or angle in the road.

Jeremy Stephenson responded that the idea was to create a T intersection to the entrance with lot five.

Christine Barton-Holmes, DOCS: She said that she had no additional comments at this time.

...END...

11:45 a.m. **Docket No. 06100007 SP: Stafford Lane Subdivision Secondary Plat**
The applicant seeks approval to plat 50 lots on 29.04 acres.
The site is located at 4235 East 146th Street and is zoned S1.
Filed by Eric Batt of Schneider Engineering, Inc. for The Drees Company.

Present for the Petitioner: John Talbot with Drees Homes and Eric Batt with Schneider Engineering.

Petitioner's Presentation: John Talbot introduced the project.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he had sent a letter to Eric Batt. He said that it was in the Michener watershed and that the petitioners would need two outlet permits. He said that the petitioners should look at the existing culvert under Gray Road and that the rest of the on site storm sewer would be reviewed by the City of Carmel.

Shirley Hunter, Duke Energy: She said that she believed that the project was being reviewed by the right of way people. She gave the petitioners her new contact information and said that she would need a new service request and copies of the AutoCAD files. She told the petitioner to call her when they knew a timeframe on when they would need service.

Scott Brewer, DOCS Urban Forester: He said that he didn't receive plans. He clarified that the landscape plans had not changed at all. He said that he would get the petitioner his comments.

Nick Redden, Carmel Engineering: He said that they were still reviewing the project and that they would get the petitioner comments when they completed their review.

Gary Hoyt, Carmel Fire Department: He said that he didn't receive any plans. He said that he needed a copy of a plan that had water, fire hydrants, and street layouts and markers on it. He clarified that the only amenity was trees and open space.

Karyn Ryg, DOCS Transportation Planner: She said that the plans did not show the required ten-foot asphalt path along 146th street. She said that

Matt Griffin, DOCS: He said that his only comment was that the petitioners needed to show the driveway and how it would cross the sidewalks and transition into the curbs.

Christine Barton-Holmes, DOCS: She said that she didn't have any comments at this time.

Discussion ensued regarding the path system around the existing lot.

...END...

12:00 p.m.

Docket No. 06100008 TAC: Methodist Medical Plaza Parking Expansion

The applicant seeks to expand parking lot into previously approved banked parking area.

The site is located at 201 Pennsylvania Parkway and is zoned B5.

Filed by Bill Butz of American Consulting for HCPI Indiana LLC.

Present for the Petitioner: Bill Butz with American Consulting.

Petitioner's Presentation: Bill Butz said that the project was previously submitted and approved. He said that they are looking to go ahead and build it in hopes that the parking issue out there will be resolved. He said that the idea was to leave the parking lot with the same feel.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he faxed the petitioner a comment letter. He said that his only comment was regarding plantings in the easement.

Shirley Hunter, Duke Energy: She said that she didn't know exactly what lines were in the area but that they were buried. She said that she would ask that the petitioners be sure that they are not paving over their lines. She gave the petitioners her business card and told them to call her with any questions.

Scott Brewer, DOCS Urban Forester: He said that the easements should be shown on the landscape plan. He recommended the petitioner consider using pervious pavers to help with stormwater. He said that he would wait until he received an updated landscape plan to make comments on it. He said that the species looked okay, but that he anticipated that there would be changes.

Nick Redden, Carmel Engineering: He said that the Department was still reviewing the project and that they would be giving the petitioner their comments as soon as they completed their review.

Gary Hoyt, Carmel Fire Department: He gave the petitioner a comment letter and said that he didn't have any comments at this time.

Karyn Ryg, DOCS Transportation Planner: She said that with the parking expansion they were going to require bicycle parking spaces. She said that the requirement would be five bicycle spaces for every 100 vehicular spaces with a minimum of four bicycle parking spaces. She said that the ordinance requires the spaces to be within fifty feet of the entrance. She noted that this is a unique situation in that it is just a parking extension. She said that the Department would prefer to see those bicycle parking spaces closer to the building, but she said that they could work on the location of them since the building was existing. She said that the petitioners should consult the ordinance for specification on the type of racks that are permissible.

Discussion ensued regarding possible bicycle parking locations.

Matt Griffin, DOCS: He said that he didn't have a lot of comments for it. He said that his only comment was that the petitioners should consider how they might get people from the parking lot to the building via some sort of sidewalk or path. He said that the Department always likes to see designated pedestrian ways where people can park and get to the building without having to meander all over.

Christine Barton-Holmes, DOCS: She said that she did not have any comments at this time.

...END...

12:15 p.m.

Docket No. 06100009 TAC: Police Maintenance Department Expansion

The applicant seeks to construct the Carmel Police Maintenance Department addition at the existing Carmel Street Department Maintenance facility.

The site is located at 3562 West 131st Street and is zoned S1.

Filed by Karen Collins of Cripe Engineering for the Carmel Police Department

Present for the Petitioner: Karen Collins and Jennifer Phelon with Paul I. Cripe.

Petitioner's Presentation: **Karen Collins** said that this was an addition to the Street Department building off of 131st street and the proposed Police maintenance facility. She said that it would include some additional parking as well. She said that the site had a master plan in terms of drainage and that its new impervious all fits within that plan.

Greg Hoyes, Hamilton County Surveyor's Office: He said that he sent the petitioners a letter. He said that all he needed was an outlet permit application and that they had received that, so they would get the outlet permit issued.

Shirley Hunter, Duke Energy: She said that she didn't know what their power needs might be or what was being fed to the site right now, but that if they anticipated an increase in their needs, they could contact her. She gave the petitioners her business card and a service request form.

Scott Brewer, DOCS Urban Forester: He said that there was a contact for a new impervious paving system that he would give the petitioners. He said that he needs a copy of the original landscape plan to be included in this set.

Karen Collins said that there were trees on the site that had died and that they would need to replace with a similar species.

Nick Redden, Carmel Engineering: He said that they were still reviewing the project and that they would get the petitioner comments when they were available.

Gary Hoyt, Carmel Fire Department: He said that he sent the petitioners a comment letter and that they had already responded to his comments and that he had no additional comments.

Karyn Ryg, DOCS Transportation Planner: She said that she had no comments at this time.

Matt Griffin, DOCS: He said that he had no comments at this time.

Christine Barton-Holmes, DOCS: She said that she had no comments at this time.

Gary Hoyt, Carmel Fire Department: He told the petitioners to contact him if they did decide to install an electronic gate system, so he could be involved in getting emergency access issues resolved as the gate went up.

...END...

12:30 p.m.

Docket No. 06080004 Z and 06080005 ADLS: Global Financial Consultants

The applicant seeks rezoning construction approval for a proposed office building and related parking. The site is currently zoned S1, with a request to rezone to the B2 classification.

The site is located at 3745 West 98th Street.

Filed by Robert Clutter of Clark Quinn Moses Scott and Grahm, LLP for Global Financial Consultants.

The petitioners requested that this item be continued to the November 15, 2006 meeting.